

ALASKA

2011-006827-0

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PROTECTIVE COVENANTS AND RESTRICTIONS FOR
ROBINETTE COMMERCIAL SUBDIVISION #3
LOT 2A1 BLOCK 6 / TRACT 5A BLOCK 6

WHEREAS, IT IS THE DESIRE AND INTENTION OF JAMES M. HARRIS, HEREINAFTER CALLED SUBDIVIDER, TO SELL THE PROPERTY DESCRIBED HERE IN AND TO IMPOSE ON IT THOSE BENEFICIAL RESTRICTIONS HEREINAFTER SET FORTH, WHICH RESTRICTIONS SHALL RUN WITH THE LAND NOW ON AND IN THE FUTURE.

NOW, THEREFORE, THE SUBDIVIDER HEREBY DECLARES THAT ALL THE PROPERTY DESCRIBED HEREIN IS HELD, AND SHALL BE HELD, CONVEYED, ENCUMBERED, LEASED, RENTED, USED, OCCUPIED, OR IMPROVED SUBJECT TO THE FOLLOWING LIMITATIONS, RESTRICTIONS, AND CONVEYANCE ALL OF WHICH ARE DECLARED AND AGREED TO BE IN FURTHERANCE OF A PLAN FOR THE SUBDIVISION AND ARE ESTABLISHED AND AGREED UPON FOR THE PURPOSE OF EMBRACING AND PROTECTING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE LAND AND EVERY PART THEREOF.

THE PROPERTY EFFECTED AND RESTRICTED, BY THIS DOCUMENT IS DESCRIBED AS FOLLOWS:

ROBINETTE COMMERCIAL SUBDIVISION #3 AS FILED IN KENAI RECORDING DISTRICT. KENAI. ALASKA.

1. USE. COMMERCIAL, RESIDENTIAL:
LIGHT COMMERCIAL & RESIDENTIAL USE WILL BE PERMITTED, NON PERMITTED USES INCLUDE, MINERAL EXTRACTION AND OR MINING, SAWMILLS, MECHANICAL OR AUTO BODY AUTOMOTIVE REPAIRS - TO INCLUDE STORAGE OF VEHICLES, SALVAGE YARD AND TAXIDERMY.

Initial

2. WELLS & SEWERS. EACH LOT OR TRACT OWNER WILL FOLLOW THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WASTE WATER DISPOSAL REGULATIONS CONCERNING WELLS AND SEWER SYSTEMS.

3. RUBBISH. NO LOT OR TRACT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. NO PRIVATE GARBAGE PITS WILL BE ALLOWED. TRASH, GARBAGE OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS. ALL OTHER EQUIPMENT, MATERIALS AND OTHER ITEMS THAT ARE VISUAL, MUST BE KEPT WAY FROM MAIN BUILDINGS KEEPING A CLEAN APPEARANCE AND KEPT IN A CLEAN AND SANITARY CONDITION. NO LOT OR TRACT SHALL BE USED FOR STORAGE OF JUNK VEHICLES OR ANY OTHER UNSIGHTLY ACCUMULATION OF SURPLUS PROPERTY. COMPOSTING IS ALLOWED ONLY IF MAINTAINED KEPT IN A ORGANIZED MANNER AND AWAY.

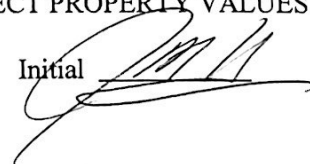
4. ANIMALS. DOGS - NO MORE THAN TWO DOGS OR CATS PER LOT OR TRACT, NO KENNEL'S ALLOWED. NO GOATS, PIGS, COWS, HORSES OR OTHER LARGE LIVESTOCK ALLOWED. SMALL LIVESTOCK AS TO CHICKENS OR RABBETS ARE ALLOWED ONLY IF CAGED OR FENCED IN AND MAINTAINED KEPT IN A CLEAN AND ORGANIZED MANNER. OWNER OF ALL ANIMALS MUST RESTRAIN HIS OR HER ANIMALS TO HIS OR HER OWN PROPERTIES, LEASHING COULD BE REQUIRED.

5. PARKING. NO ON STREET PARKING - PINE STREET, NO PARKING THAT WOULD OBSTRUCT OR BLOCK ANY MAIN ENTRANCE OR DRIVE WAY. PARKING TO ALLOW FOR SNOW REMOVAL

6. SIGNS. MUST BE PROFESSIONAL LOOKING AND NOT TO EXCEED 4 FOOT BY 8 FOOT IN SIZE.

7. VEGETATION. THE NATURE VEGETATION SHOULD BE MAINTAINED. LAWNS, GARDENS, SHRUBS AND TREES NOT ORIGINAL TO LANDSCAPE SHOULD ALSO BE MAINTAINED, TO PROTECT PROPERTY VALUES.

Initial




8. TERM. THESE COVENANT ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS. EXCEPTION: ALL ORIGINAL RIGHTS GIVEN TO JAMES W. HARRIS AND HIS HEIRS BY ORIGINAL DEED FROM THE UNITED STATES OF AMERICA, WILL STAND FOREVER AS LONG AS THEY HOLD THE LAND.

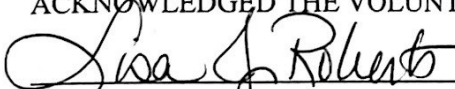
9. CONVENT AGREEMENT. THESE COVENANTS MAY BE CHANGED ONLY WITH THE WRITTEN CONSENT OF THE OWNER OF 75% OF THE SUBDIVISION PROPERTY.

10. SEVENABILITY. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT .
EFFECTIVE DATE. THE RESTRICTIVE COVENANTS, LIMITATIONS, AND CONDITIONS HEREIN SET FORTH AND APPLICABLE TO THE AREA ABOVE DESCRIBED SHALL TAKE EFFECT UPON RECORDING.

11. ENFORCEMENT. ENFORCEMENT SHALL BE PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES, AND SUCH ACTION MAY BE BROUGHT BY THE OWNER OR OWNERS OF ANY LOT OR TRACT IN THE SUBDIVISION AND SHALL NOT BE THE RESPONSIBILITY OF THE SUBDIVIDER.

 DATE THIS 21st DAY OF July, 2011
 JAMES M. HARRIS
 STATE OF ALASKA)

: ss
 THIRD JUDICIAL DISTRICT)
 THIS IS TO CERTIFY THAT ON THIS 21st DAY OF July, 2011 ,
 JAMES M. HARRIS, BEING PERSONALLY KNOWN OR HAVING PRODUCER
 SATISFACTORY EVIDENCE OF IDENTIFICATION, APPEARED BEFORE ME AND
 ACKNOWLEDGED THE VOLUNTARY EXECUTION OF FOREGOING INSTRUMENT.


 NOTARY PUBLIC, STATE OF ALASKA
 MY COMMISSION EXPIRES. 7/22/14
James M. Harris
 Return to: 36142 Pine St. Seldotna Ak 99669

Notary Public
 LISA J. ROBERTS
 State of Alaska
 My Commission Expires July 22, 2014



PROTECTIVE COVENANTS AND RESTRICTIONS FOR:
ROBINETTE COMMERCIAL SUBDIVISION #3
LOT 2A1 BLOCK 6 AS PER KENAI REC. DIST.
FILED 2011-028 / PLAT 2011-039
ROBINETTE COMMERCIAL SUBDIVISION #4
TRACT 5A2 AND 5A3 BLOCK 6 AS PER KENAI REC. DIST.
FILED 2012-049 / PLAT 2012-045

WHEREAS, IT IS THE DESIRE AND INTENTION OF JAMES M. HARRIS, HEREINAFTER CALLED SUBDIVIDER, TO SELL THE PROPERTIES DESCRIBED HERE IN AND TO IMPOSE ON IT THOSE BENEFICIAL SHARED COLLABORATION, CO-OPERATION HEREINAFTER.

Referring to Title 17.38 of Alaska Statutes and Chapter 306 of the Alaska Administrative Code. Marijuana establishments granting authority in Alaska. I here by as Subdivider exknowledge and welcome these establishment to our subdivision, to follow all state laws and ordinances.

TO HAVE AND TO HOLD the said premises, all and singular, together with the privileges thereto incident unto the said Subdivider, and assigns, **FOREVER.**

IN WITNESS WHEREOF, the Subdivider hereunto sets his hand and seal the day and year first above written.

SUBDIVIDER - James Michael Harris

STATE OF ALASKA)
 :SS
 THIRD JUDICIAL DISTRICT)

I CERTIFY that JAMES MICHAEL HARRIS did appear before me and sign the forgoing document freely and voluntarily for the states purpose and reasons set forth therein on the 17 day of August, 2016

Notary public in Alaska:
My Commission expires _____

Return to: James M.Harris
36142 Pine st.
Soldotna, Ak. 99669

Filed

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TRACT 5A2 AND 5A3 BLOCK 6 AS PER KENAI REC. DIST.
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WHEREAS, IT IS THE DESIRE AND INTENTION OF JAMES M. HARRIS, HEREINAFTER CALLED SUBDIVIDER, TO SELL THE PROPERTIES DESCRIBED HERE IN AND TO IMPOSE ON IT THOSE BENEFICIAL SHARED COLLABORATION, CO-OPERATION HEREINAFTER. SET FORTH CLEAR PASSAGE, SNOW REMOVAL SNOW STORAGE AND CLEAR ACCESS MAIN DRIVEWAYS TO PROPERTIES. ACCESS ALL WELLS FROM ALL PARTIES TO OTHERS FOR THE PURPOSE OF MAINTENANCE AND REPAIRS. THIS SHALL RUN WITH THE LAND NOW ON AND IN THE FUTURE.

NOW, THEREFORE. THE SUBDIVIDER HEREBY DECLARES THAT ALL THE PROPERTIES DESCRIBED HEREIN IS HELD, AND SHALL BE HELD, CONVEYED, ENCUMBERED, LEASED, RENTED, USED, OCCUPIED, OR IMPROVED SUBJECT TO THE FOLLOWING AGREEMENT.

LOT 2A1 - WILL ALLOW 30 FEET ALONG THE FULL LENGTH OF ITS 182.00' THE MOST SOUTHERN SIDE, EASEMENT FOR CLEAR ACCESS TO TRACT 5A2.

TRACT 5A2 - WILL ALLOW 30 FEET ALONG THE LENGTH OF 182.00' STARTING FROM THE WEST GOING EAST OF THE MOST SOUTHERN SIDE, EASEMENT FOR CLEAR ACCESS TO LOT 2A1.

TRACT 5A2 - WILL ALLOW 30 FEET ALONG THE LENGTH OF ITS 368.03' THE MOST SOUTHERN SIDE, EASEMENT FOR CLEAR ACCESS TO TRACT 5A3.

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TRACT 5A3 - WILL ALLOW AN ADDITIONAL 15 FEET **AGAINST 5A2's** LENTH OF ITS 368.03' THE MOST SOUTHERN SIDE, EASEMENT FOR CLEAR ACCESS TO TRACT 5A2. TRACT 5A2 ALSO HAS THE RIGHT TO USE THIS AREA FOR SNOW STORAGE, AS LONG AS AREA AROUND THE WATER WELL AND DRIVEWAY AREAS OF 5A3 ARE KEPT CLEAR.

TRACT 5A3 - WILL ALSO ALLOW AND KEEP CLEAR THE MOST WESTERN 40 FEET FROM PINE STREET FOR THE SOLE PURPOSE OF ALLOWING LOT 2A1, 5A2 AND 5A3 TO USE THIS AREA FOR SEASONAL SNOW REMOVAL AND STORAGE. NOTE: THAT THE MAIN DRIVEWAY AREA OF 5A3 TO BE EXCLUDED AS WELL OF AREAS NEEDED FOR SIGNS. TO SET A PRIORITY. 5A3 AS OWNER WILL BE FISRT, 5A2 AS SECOND AND LOT 2A1 LEAST. IF SNOW AMOUNT BECOMES AN ISSUE THE OWNER OF 5A3 WILL ALWAYS REMAIN IN THE CONTROLLING POSITION.

2016-001742-0

Recording District 302 KENAI

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TO HAVE AND TO HOLD the said premises, all and singular, together with the privileges thereto incident unto the said Subdivider, and assigns, **FOREVER.**

IN WITNESS WHEREOF, the Subdivider hereunto sets his hand and seal the day and year first above written.

SUBDIVIDER - James Michael Harris

STATE OF ALASKA

)

:SS

THIRD JUDICIAL DISTRICT

)

I CERTIFY that JAMES MICHAEL HARRIS did appear before me and sign the foregoing document freely and voluntarily for the states purpose and reasons set forth therein on the 04 day of March, 2016

Notary public in Alaska:

My Commission expires 05/05/2018

Return to: James M.Harris

36142 Pine st.

Soldotna, Ak. 99669

